

City of Taunton, MA

141 Oak Street, Taunton, MA 02780
ph: (508) 821-1000

3-5-15 mins.

TAUNTON PLANNING BOARD MINUTES
CITY HALL, TAUNTON, MA 02780
Meeting held at Maxham School, 141 Oak St,

DATE: March 5, 2015

BOARD MEMBERS: Bob Campbell, Chrmn.
Anthony Abreau, V.C.
Manuel Spencer, Clerk
John Reardon

Dan Dermody
Arthur Lopes
Joshua Borden

ADVISORS:

Mark Slusarz, City Engineer
Kevin Scanlon, City Planner

Roll Call: Borden, Abreau, Spencer, Reardon, Dermody, Lopes, and Campbell present.

A moment of silence was observed for former Planning Board member Bruce Turner who passed away on February 24, 2015.

Josh made motion to accept minutes of February 5, 2015 meeting, seconded by Tony. All in favor.

Cont'd Form A- John Street – P.B. Review for endorsement –

Joe Colbert owner was invited into the enclosure. Clerk Spencer read letter from Nick Dufresne, Thompson Farland, P.E., stating they have combined parcel A (unbuildable parcel) with Lot 2. The street was recently paved and accepted by the City. Chairman Campbell stated under the Zoning Ordinance Section 6.2.5 Shape Factor they can meet the shape factor requirement.

Josh made motion to endorse Form A Plan for John Street, seconded by Dan. All in favor.

Cont'd. City of Taunton Open Space and Recreation Plan –

Chairman Campbell stated they sent letter to SRPEDD in support.

County St & Hart St – Site plan review – modification –

Clerk Spencer read letter from Atty. Gay , City Planner and City Engineer into the record. Atty. Gay, Bruce Thomas and Tony Fruchtl, Ayoub Engineer was invited into the enclosure. Atty. Gay stated the Board needs to determine if the proposed changes are insignificant. He states, in his opinion, the changes to the interior make the flow better. There are no changes to the number of parking spaces just where they are. Tony Fruchtl stated they changed it because of the alignment of the intersection and concerns of the large retail building. Working with Mass DOT in the preliminary drawings they incorporated the changes and moved building back and moved parking in front of building. They maintained the landscaping and number of parking spaces. Atty. Gay stated he doesn't have any issues with the City Engineer's letter and his suggestions. Chairman Campbell stated he would like trash receptacles at the drive-thru. Bruce stated he didn't see a problem with that but stated it would be the tenant going in. John asked Atty. Gay about the City

Engineer letter concerning the curbing doesn't match the sidewalk. City Engineer stated they have to meet all ADA requirements. Tony Fruchtl stated they are aware of that.

Dan made motion that the minor changes in the building location, parking layout and traffic circulation are insignificant to our Site Plan Review approval. During the discussions it was also voted to incorporate the following insignificant additions:

- Trash receptacles must be placed and maintained at each drive-thru line between the ordering kiosks and the drive-up windows.
- The entrances to the drive-thru lanes must have two "ONE-WAY" signs, one on each side of the entrance. Add a second "DO NOT ENTER" and "STOP" assembly at the drive-thru exit.

- All sidewalks must be ADA compliant and the site plans and details must be consistent identifying materials to be used.
- Though insignificant, all changes must be shown on the "As-Built" plans.

Motion seconded by Manny. All in favor.

Lot release – 815 Middleboro Avenue – request to release all 3 lots – Wm Frenette

William Frenette and John Garanito were invited into the enclosure. Mr. Frenette has a P&S with Mr. Garanito for the lots. Letter from City Engineer was read into the record. Mark updated and stated he went out today and the driveway is constructed and the bounds are in. He was unaware it had been plowed so he just went out today.

Dan made motion to release all 3 lots, seconded by Tony. All in favor.

Earth Removal Permit – Wm. McCaffrey – Caswell Street – Pit No. 83 – Need to forward recommendation to Municipal Council

William McCaffrey was invited into the enclosure. The City Engineer stated he is requesting an extension of his earth removal permit for 3 years. He asks that a condition asked by the Council be incorporated into the approval. The condition will be standard in the future.

Manny made motion to forward positive recommendation for the extension of the Earth Removal permit for Pit# 83 on Caswell Street to include the following condition:

- Applicant must notify the Earth Removal Board 24 hours in advance of any earth removal activity.

Motion seconded by Arthur. All in favor.

Public Meeting – Site Plan Review – Pioneer Way, Charles Colton Rd.& Dever Drive (Property I.D. 19-14) for the construction of a 727,785 square foot warehouse distribution facility on a site containing 117.20 acres., submitted by Martignetti Corporation.

Atty. David Gay, Dean Crandall and Cameron Trefrey, Eng. & Regional Director, Ware Malcomb, and Russ Burke, BSC Group were invited into the enclosure.

Clerk Spencer read letter from DDIRB, and Veolia into the record which were placed on file. Atty. Gay stated they are proposing a 720,785 square foot building (they reduced the size a little). Dean stated currently they have 2 sites, one in Braintree and Norwood and they want to consolidate to one site. There will be 800 employees and the estimated cost is 100 million. This is a significant investment in the City and will be approximately 90-100 vehicles trips regularly. This will be their corporate home. Martignetti is the 7th largest wines & spirits distributor in New England. Atty. Gay stated this is a significant investment and they have maintained the 300 foot buffer along South Boundary Road. They will be purchasing control over a small portion of that due to the wetlands but it's away from the residences. All deliveries will be on the north side. For title purposes they are taking a small area and reducing the buffer from 60 feet to 30 feet.

They are proposing to maintain the existing cemetery (Harvey Cemetery) which is a State Historical Burial Grounds. They will put post & rail fence and will allow for pedestrian access from the interior road. That is part of the P&S with Mass Dev. They are going before the Conservation Commission next week. They are proposing to close on April 15, 2015. Dean stated that are have tight frame and working towards moving in October 2016. They would like to break ground ASAP. Atty. Gay stated a portion of Pioneer Way and Charles Colton Road will be discontinued. These streets were accepted about a year ago. They will be leaving small portion about 150 will be public but they will maintain and plow. They are working to see if they could possibly re-locate the dog kennel lot acceptable the owner. The City Engineer suggested a roundabout and they thought it was good idea. The main entrance will be for corporate offices for customers and general public. They will have a small parking lot and incorporate all the utilities and maintain in same area. Chairman Campbell confirmed there will be no truck activity on the south side? Cameron said that will only be used on Fridays when the sales people come in. Dan stated the intent is to keep all customer traffic on John Quincy Adams and no traffic in front on Charles Colton Rd. Atty. Gay stated they don't want it to be used as a cut through so they will have it gated. The South side has plenty of parking for employees and sales folks to pick up specific orders and will only be used once a week.

Chairman Campbell asked about the trailer stalls and they answered they are not planning on using them, they showed them for future. There are 2 detention ponds, one on east and one on the far west at a low point on Pioneer Way and drain into underground storage vault on the south west side. The building stormwater will run north and clean roof water discharge into wetland which is allowed. Arthur asked if they would be using local contractors? They stated yes its local bidding. Chairman Campbell asked the hours of operation. 24 hours a day 5 days a week. No weekends and on no shipping on Sundays. Scott Tolan, 26 Jessie Lane had a few question. He asked about fencing, refrigeration units and patio outings? Dean answered in Norwood they have refrigeration units 100 feet away and they have never had complaints. Dean stated the activity on the patio will consist of wine testing and lunches. There will be no loud music or entertaining. They are planning on some air conditions on some roof tops but they will be shielded with berthing and sloped with plantings. There will be no freezer trucks, they will have 5,000 sq.ft cooler in building. Mr. Tolan stated that thing change and the former Mayor said this was going more like an office industrial park. He asked who owns South Boundary Road and they said TDC. Mike Mitchell, MassDevelopment/TDC was introduced. She stated the property that abuts South Boundary Road will be cleaned up. Mr. Tolan stated at closing time there will be a lot of traffic. It was stated it would be spread out

because they leave between 12- 2 pm.

Dan made motion to close public input, seconded by Tony. All in favor.

Dan made motion to approve the Site Plan Review to include the DIRB comments as follows:

Condition #1) That the plans dated February 10, 2015 shall govern with the following additional conditions:

Condition #2) Updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #3) The ANR plan required to establish the project parcel shall be recorded prior to any building permits.

Condition #4) The site shall be kept clean and clear of debris.

Condition #5) Two sets of As-built shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-built.

Condition #6) Buildings already razed shall not be shown on the plans.

Condition #7) Pipe sizes shall be shown on the plans.

Condition #8) The drainage plan shall be approved by the City Engineer prior to the issuance of any building permits.

Condition #9) The Hazardous Materials permit shall be obtained from the Board of Health.

Condition #10) The portions of Pioneer Way and Charles Colton Road that are being discontinued shall be approved and recorded as discontinued prior to the issuance of any building permits. The configuration at the Charles Colton Road modification will be revised to a modern roundabout, with the landscaping maintenance the responsibility of the owner of this site.

Condition #11) Crosswalks shall be 8 feet on the details.

Condition #12) Construction on Pioneer Way shall maintain or replace the geotextile fabric in the areas where peat is present.

Condition #13) Sewer manholes shall not exceed 300 feet in separation and the project shall comply with the Taunton City Sanitary Sewer Standards and Specifications.

Condition #14) In the by-pass road, either a second gate shall be added or a tee-turn around added at the gate.

Condition #15) Vertical curbing with a 5 foot sidewalk exclusive of curbing is required.

Condition #16) Dumpsters under 16 yards shall be located on a concrete pad, be enclosed with a 6 foot stockade fence, kept closed at all times and be emptied regularly.

Condition #17) A food plan review from the Board of Health is required for the kitchen.

Condition #18) An Order of Conditions from the Conservation Commission is required.

Motion seconded by Arthur. All in favor

Status on Haul Road – at Myles Standish Industrial Park & Fremont Street

Dan Dermody excused. Chairman Campbell wanted to bring this up for discussion. The haul road has been used for a long time and is in disrepair. The width makes it difficult to maintain. It's an important safety valve to get into the Industrial Park. The road is owned by TDC and in 2009 a developer came in and had plans for it. The City Engineer estimated it would be about \$600,000 for the project. There has been some commitments from business to contribute. He talked with a few people on the TDC and they would prefer to have it open. Chairman Campbell suggests having the layout accepted by the City. Tony stated they do everything now. There was some discussion about Gordon Foods, Aggregate and TDC stepping up and help. It was stated they would benefit from it. Manny stated if we approved then they would be off the hook. There was some more discussion about sending letter to Council to start the process and have the Law Dept. contact Aggregate, TDC and Gordon Foods to negotiate? Chairman Campbell stated he will draft letter to Mayor and Law Office. There was some discussion about Forekicks approval had condition about having plans drawn up and recorded. The Secretary will forward the decisions to the Board.

Meeting adjourned at 7: 19 pm.